



**28a East Cliff Road, Tunbridge Wells, Kent, TN4 9AE**

**Offer in the region of £475,000 Freehold**

- A two double bedroom semi-detached house
- POTENTIAL TO DEVELOP BOTH SPACIOUS ATTIC AND BASEMENT
- POTENTIAL TO DEVELOP TO THE SIDE OF PROPERTY STPP
- New boiler and hot water tank recently installed
- Balcony with lovely views across Tunbridge Wells
- Good sized basement area for storage
- Delightful rear garden with a sunny aspect
- Walking distance to St Johns Primary School and a number of senior schools in the area
- Off road parking



**\* EXCELLENT LOCATION\*\*ST JOHNS SCHOOL CATCHMENT\*\* OPTION TO EXTEND INTO THE LOFT\***A very nicely presented semi-detached two double bedroom house with off road parking, situated in the very sought after ST JOHNS residential area within walking distance of all local very well respected JUNIOR, GRAMMMAR AND COMPREHENSIVE SCHOOLS. The accommodation is spread over two floors with a basement below. On the ground floor there is a lounge/diner and a kitchen and on the first floor there are two bedrooms and a family bathroom. The delightful living area opens out onto a balcony, displaying wonderful views across Tunbridge Wells and a perfect place to relax and watch the sun go down. There is a good sized garden to the rear, partly laid to lawn with an abundance of mature shrubs and small trees. Gas fired central heating. Double glazed throughout.

### Viewing Information

To view this property, please contact Jenny Ireland at Mother Goose Estate Agents.

### Location

This nicely presented property is situated in the very heart of the popular 'St Johns' area of Tunbridge Wells. It is walking distance to a number of well reputed Junior and Senior Grammar and Comprehensive Schools and the railway station is a short walk offering a fast service to all the London MLS in under the hour. There is the stunning 'St Johns Recreational Park' within minutes walk from the property where families and dog walkers can enjoy the park facilities. There is a regular bus service to Tunbridge Wells Town Centre, also within minutes walk from the property. There are a number of local shops and restaurants close-by and Tunbridge Wells sports centre which has an indoor pool and indoor tennis facilities, is a short walk from the property.



## General Description

This charming property sits proudly set back from the road with glorious views to the rear of Tunbridge Wells and beyond seen in comfort from the delightful balcony which is accessed from the living area. The accommodation is currently arranged comfortably over the two floors but there is a great opportunity to extend substantially into the loft (STPP). This property exudes warmth throughout and it is quite evident that the current owners who have lived here for many years, have loved their family home. An early viewing is essential!

## Ground Floor

### Hallway

Radiator. Stairs to first floor.

## Kitchen

Window to front. Tiled flooring. Wood effect work top housing a one and a half deep bowl white ceramic sink. Built-in four ring electric hob with extractor fan above and built-in electric oven below. An attractive display of eye level and base units. Integrated fridge freezer. Plumbing for washing machine.

## Living Room/dining area

Fully double glazed sliding patio doors to balcony and access to rear garden. Built in living flame gas fire with Sussex stone surround and wooden mantle. Under stairs cupboard for storage housing electric and gas meters. Radiator. Dining Area: Space for a table and chairs. Additional window to side.

## Balcony

Accessed from the living area through two double fully glazed sliding patio doors. Far reaching views over Tunbridge Wells. Wooden balustrade with fully glazed panelling to one side and gated access to the rear garden.



## First Floor

### Landing

Loft access. Part insulated.

### Main Bedroom

Window to rear. Wood effect flooring. Ample Up and over fitted cupboards for storage. Radiator.

### Bedroom Two

Window to front. Built in cupboard housing a newly fitted gas boiler and hot water tank. Additional window to front. Radiator.

### Family bathroom

Obscured window to side. Three piece bathroom suite, housing a bath with a wall mounted gravity shower unit. Part fully glazed bath screen. WC and wash basin to match. Wall mounted radiator.



## Outside

### Front Garden

A well manicured entrance with a variety of well established plants and shrubs to one side. A large driveway with an off road parking space, comfortably for one large car. Gated access to the rear garden.

### Rear Garden

A delightful good sized rear garden, divided into two separate areas, partly grassed and partly hard standing. An abundance of flower beds which fringe the lawn area, housing a variety of well established trees and shrubs. Great potential to extend to the side of the property. Gated access to the front..

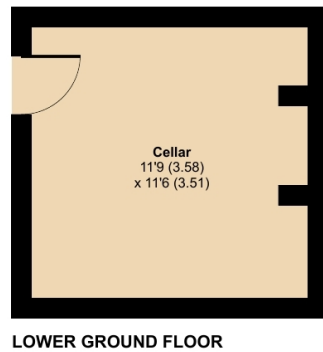
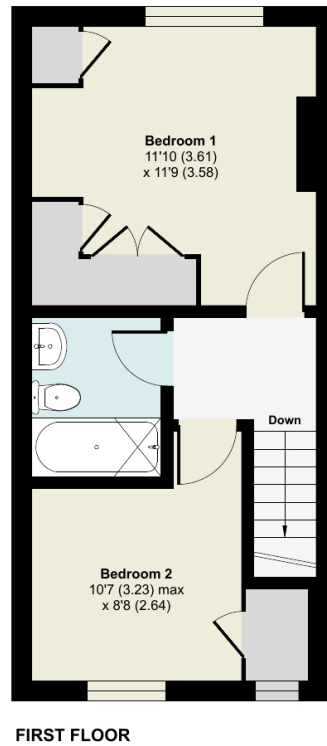
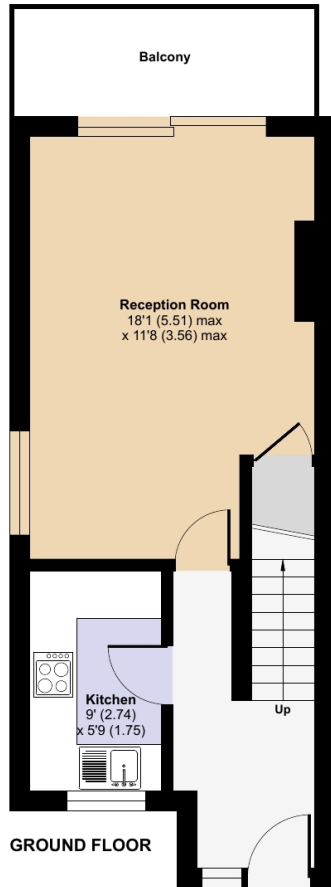
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# East Cliff Road, Tunbridge Wells, TN4

Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Mother Goose Estate Agency Ltd. REF: 1043832